







# LEGAL DESCRIPTION

BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.9382 ACRES, MORE OR LESS, SITUATED IN THE JOHN APPLIGATE SURVEY NO. 58, ABSTRACT NO. 29, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN EXHIBIT "A" ATTACHED HERETO;

BEGINNING AT A FOUND 1/2" IRON ROD ON THE EAST R.O.W. OF DESSAU ROAD AT THE SOUTHWEST CORNER OF A 4.9382 ACRE TRACT CONVEYED TO JOHN D. BYRAM IN VOL. 10772, PG. 1898 OF THE TRAVIS COUNTY, TEXAS REAL PROPERTY RECORDS FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S60°58'17"E WITH THE NORTH LINE OF SAID 4.9382 ACRE TRACT, 1026.00 FEET TO A FOUND 1/2" IRON PIPE AT THE NORTHWEST CORNER OF CANION & CANION SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 79, PG. 39 OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT.

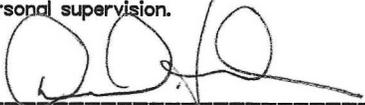
THENCE S29°42'45"W WITH THE WEST LINE OF SAID CANION & CANION SUBDIVISION, 208.86 FEET TO A POINT FOR CORNER AND BEING THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A FENCE POST BEARS S29°25'21"W, 208.71 FEET.

THENCE N60°57'39"W WITH THE SOUTH LINE OF SAID 4.9382 ACRES TRACT, 1034.91 FEET TO A FOUND X AT THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A FOUND 1/2" IRON ROD BEARS S29°12'24"W, 208.91 FEET.

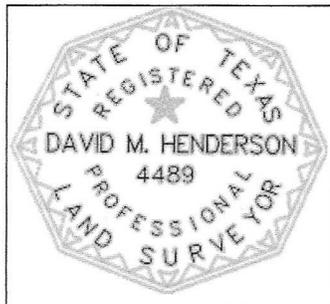
THENCE N32°09'22"E WITH THE EAST R.O.W. OF DESSAU ROAD, 208.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.9382 ACRES, MORE OR LESS.

## SURVEYORS CERTIFICATION

I David M. Henderson, Registered Professional Land Surveyor in the state of Texas, do hereby certify that I have prepared this description from an actual and accurate on the ground survey of subject land, and the monuments described hereon were found under my personal supervision.



David M. Henderson  
R.P.L.S. # 4489  
In the State of Texas



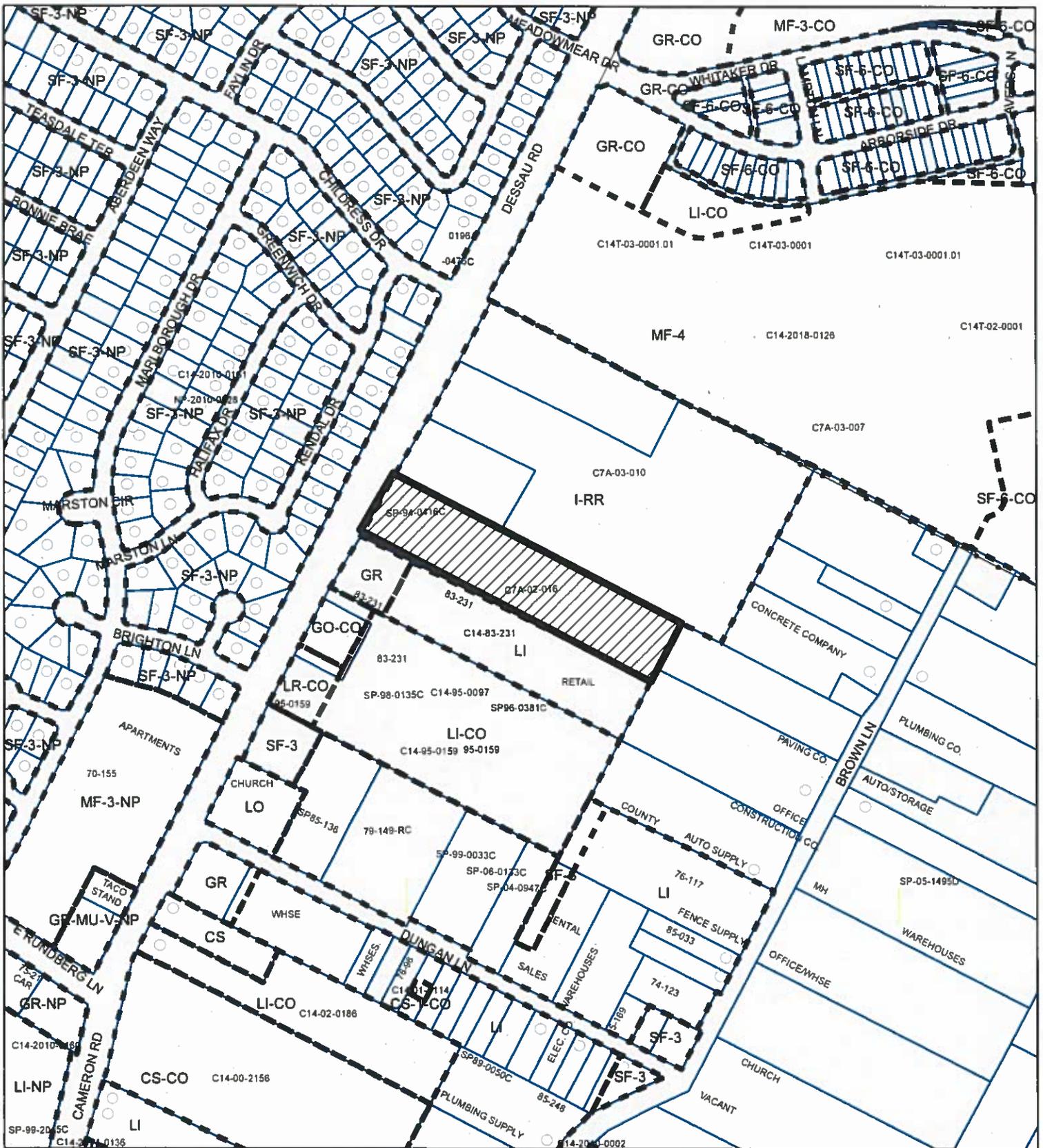
|                 |            |               |                       |
|-----------------|------------|---------------|-----------------------|
| Date of Survey: | 10/02/2019 | Project Name: | Cameron Business Park |
| BGT Job Number: | 1949550    |               |                       |
| CRE Job Number: | 19-4506    |               |                       |
| Drawn By:       | FO         |               |                       |
| Checked By:     | MC         |               |                       |

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**ZONING**

ZONING CASE#: C14-2019-0115

**EXHIBIT "B"**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 8/28/2019